

OFFICE LOCATION:
Town Hall Annex
54375 State Route 25
(cor. Main Rd. & Youngs Ave.)
Southold, NY



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PLANNING BOARD OFFICE
TOWN OF SOUTHOOLD

PUBLIC MEETING
AGENDA

January 11, 2016
4:30 p.m.

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **February 8, 2016 at 4:30 p.m.** at the Southold Town Hall, Main Road, Southold, as the time and place for the next regular Planning Board Meeting.

SUBDIVISIONS

Conditional Sketch Plat Determinations:

The Vines - This 80/60 Conservation Subdivision proposal will subdivide two R-80 and A-C split zoned parcels, SCTM#1000-73-2-4 and SCTM#1000-73-1-1, into 7 lots where the total acreage of the parcels equal 36.8 acres. (80% of which will be preserved as open space.) The property is located at 15105 Oregon Road, on the corner of Oregon Road and Bridge Lane, Cutchogue. SCTM#s1000-73-1-1 & 73-2-4

Conditional Sketch Plat Extensions:

Baxter, William J., Jr. - This proposal is a Standard Subdivision of a 2.38 acre parcel into 4 lots where Lot 1 = 0.62 acres, Lot 2 = 0.63 acres, Lot 3 = 0.62 acres and Lot 4 = 0.52 acres, in the Hamlet Business Zoning District. The property is located at 260 Griffing Street, on the northeast side of Griffing Street, approximately 402 feet west of the Main Road in Cutchogue. SCTM#1000-102-5-9.4

Conditional Final Plat Determinations:

Cutchogue Business Center - This proposal is a Standard Subdivision of a 6.10 acre parcel into five lots where Lot 1 equals 1.29 acres, Lot 2 equals 0.92 acres, Lot 3 equals 1.47 acres, Lot 4 equals 0.92 acres, and Lot 5 equals 1.06 acres, located in the Light Industrial Zoning District. The property is located at 12820 Oregon Road, on the corner of Cox Lane & Oregon Road, Cutchogue. SCTM#1000-83-3-4.6

Set Preliminary Plat Hearings:

Ridgway - This proposal is to subdivide a 9.6 acre parcel into 3 clustered lots where Lot 1 equals 4.3 acres inclusive of 3.8 acres of open space and 1.4 acres of unbuildable land, Lot 2 equals 1.6 acres and Lot 3 equals 3.7 acres inclusive of 2.0 acres of Open Space and 0.8 acres of unbuildable land. The parcel is located in the R-80 Zoning District. The property is located at 1588 Fox Avenue, on the west side of Fox Avenue and adjacent to Hay Harbor, on Fishers Island. SCTM#1000-6-1-3

SUBDIVISIONS - STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

SEQRA Type Classifications:

Ridgway - SCTM#1000-6-1-3.

BOND DETERMINATIONS

Approve Cash Bond:

Zuckerberg, Lloyd P. - This approved subdivision was an 80/60 clustered Conservation Subdivision on 32.83 acres of land. Lot 1 equals 65,562 sq. ft., Lot 2 equals 77,694 sq. ft., and Lot 3 equals 29.5416 acres and was preserved through a Sale of Development Rights to the Town of Southold. The property is located at 2350 Wells Road, on the southwest corner of Wells Road and NYS Route 25, in Peconic. SCTM#1000-86-1-10.9

SITE PLANS

Determinations:

Soundside Landscape, Inc. - This Site Plan Application is for the proposed construction of an 80' x 40' (3,200 sq. ft.) commercial building for a landscape contractor's yard on 0.93 acres in the Light Industrial Zoning District. The property is located at 67575 Route 25, ±275' s/w/o Albertson Lane and NYS Rt. 25, Greenport. SCTM#1000-52-5-58.3

Verizon Wireless at East Marion Fire District - SCTM#1000-31-3-11.31.

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Determinations:

Verizon Wireless at East Marion Fire District - SCTM#1000-31-3-11.31.

PUBLIC HEARINGS

4:31 p.m. - Verizon Wireless at East Marion Fire District - This Amended Wireless Communications Application is for a proposed Verizon Wireless co-location of an interior mounted antenna within the concealment cylinder between 90' and 100' above ground level of the approved 110' antenna support structure/tower with a diesel generator, associated ground equipment and additional landscaping behind the existing firehouse. There are ±9,800 sq. ft. of existing buildings including the main fire house and associated accessory structures, all on 3.1 acres in the R-40 and Hamlet Business Zoning Districts. The property is located at 9245 NYS Route 25, ±525' w/o Stars Road & NYS Rt. 25, in East Marion. SCTM#1000-31-3-11.31

4:32 p.m. - Biggane & Yenicay - This proposed Lot Line Change will transfer 1.2 acres from SCTM#1000-95-1-11.2 to SCTM#1000-83-1-33 & 34. Lot 11.2 will decrease from 19.7 acres to 18.5 acres. Lot 33 will increase from 1.9 acres to 2.5 acres, and Lot 34 will increase from 2.1 acres to 2.6 acres located in the R-80 & AC Zoning Districts. This project includes the proposed sale of Development Rights to the Town of Southold upon 18.57 acres located on SCTM#1000-95-1-11.2. The property is located at 8865, 8869 and 8871 Oregon Road, on the north side of Oregon Road, approximately 525' west of Duck Pond Road, in Cutchogue.

4:34 p.m. - The Heritage at Cutchogue - This proposed Residential Site Plan is for the development of 124 detached and attached dwellings classified in three types: 48 "Type A" units (1,999 +/- sq. ft. livable area), 72 "Type B" units (1,599 +/- sq. ft. livable area) and 4 "Type C" units (1,999 +/- sq. ft. livable area). In addition, there are proposed the following: a 6,188 sq. ft. community center with a ±1,125 sq. ft. outdoor swimming pool, one tennis court, 284 parking spaces of which 256 are associated with the individual dwelling units and 28 are associated with the community center, and various other associated site improvements, on a vacant 46.17-acre parcel in the Hamlet Density (HD) Zoning District located at 75 Schoolhouse Road, on the n/w corner of Griffing Street and School House Road, approximately 1,079 feet n/o the Main Road, in Cutchogue. SCTM#1000-102-1-33.3

APPROVAL OF PLANNING BOARD MINUTES

Board to approve the minutes of: **December 7, 2015.**